157.0	0003	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 652,800 / 652,800
					USE VALUE: 652,800 / 652,800
					ASSESSED: 652,800 / 652,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFLORIO PATRICK & LORRAINE
Owner 2:	
Owner 3:	
Street 1:	219 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEFLORIO PATRICK & LORRAINE -
Owner 2:	-
Street 1:	219 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 1795 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	232,800		420,000	652,800
Total Card	0.138	232,800		420,000	652,800
Total Parcel	0.138	232,800		420,000	652,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.64 | /Parcel: 363.6

Legal Description

User Acct 104425

GIS Ref

GIS Ref

Insp Date 05/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0005.0

!12284!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,900	0	6,000.	420,000	652,900	652,900	Year End Roll	12/18/2019
2019	101	FV	198,500	0	6,000.	420,000	618,500	618,500	Year End Roll	1/3/2019
2018	101	FV	205,100	0	6,000.	354,000	559,100	559,100	Year End Roll	12/20/2017
2017	101	FV	205,100	0	6,000.	324,000	529,100	529,100	Year End Roll	1/3/2017
2016	101	FV	205,100	0	6,000.	276,000	481,100	481,100	Year End	1/4/2016
2015	101	FV	193,700	0	6,000.	240,000	433,700	433,700	Year End Roll	12/11/2014
2014	101	FV	193,700	0	6,000.	222,000	415,700	415,700	Year End Roll	12/16/2013
2013	101	FV	193,700	0	6,000.	211,200	404,900	404,900		12/13/2012

PRINT

Date	Time
12/11/20	02:23:04

LAST REV

Date	Time
06/25/18	11:34:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12284

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFLORIO PATRIC	30189-72		5/20/1999	Family	99	No	No		
	19855-90		6/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	104425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1642	Alterati	2,000					
8/5/2015	1089	Solar Pa	28,177		8/5/2015			Installation of 12
7/9/2015	925	Re-Roof	5,000		7/9/2015			Strip and re-roof.
2/21/1997	76		12,000					REMODEL BASEMENT/G

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Meas/Inspect	BS	Barbara S
3/9/2009	Inspected	163	PATRIOT
11/12/2008	Measured	336	PATRIOT
11/30/1999	Meas/Inspect	268	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337385
Depreciation:	104589
Depreciated Total:	232795

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

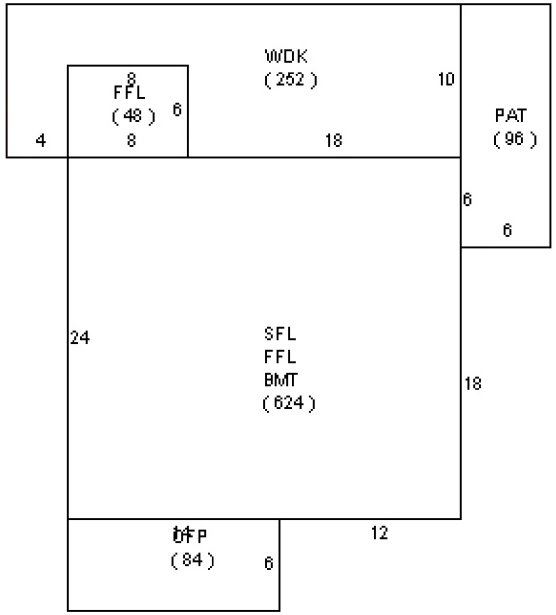
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	98.98
Final Total:	232800	Val/Su SzAd	179.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	165.380	111,132
BMT	Basement	624	75.410	47,057
SFL	Second Floor	624	165.380	103,194
WDK	Deck	252	9.770	2,462
PAT	Patio	96	5.880	564
OFP	Open Porch	84	35.420	2,975

Net Sketched Area:	2,352	Total:	267,384

Size Ad	1296	Gross Are	2352	FinArea	1795

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	